



Site Planning

Introduction

As policing has evolved over the years, site requirements have changed as well. Where once the only real site requirements were to have adequate parking for patrol cars, planning for new police facility need to include a variety of requirements such as facility security, size, location, technology, parking for trailers and emergency vehicles, K-9-unit training, etc.

Once the site requirements for a new facility were verified, City owned properties were screened to see if they met the site criteria; only two City owned sites passed the initial screening for further review. In addition to City owned properties, the study team reviewed eight non-City owned properties, many of whom were currently or had recently been for sale, to use as test fit examples. Please note, of the alternative sites analyzed, there were no negotiations with property owners and many locations remain currently unavailable and privately owned. The sites analyzed are typical locations proposed by the public and council.

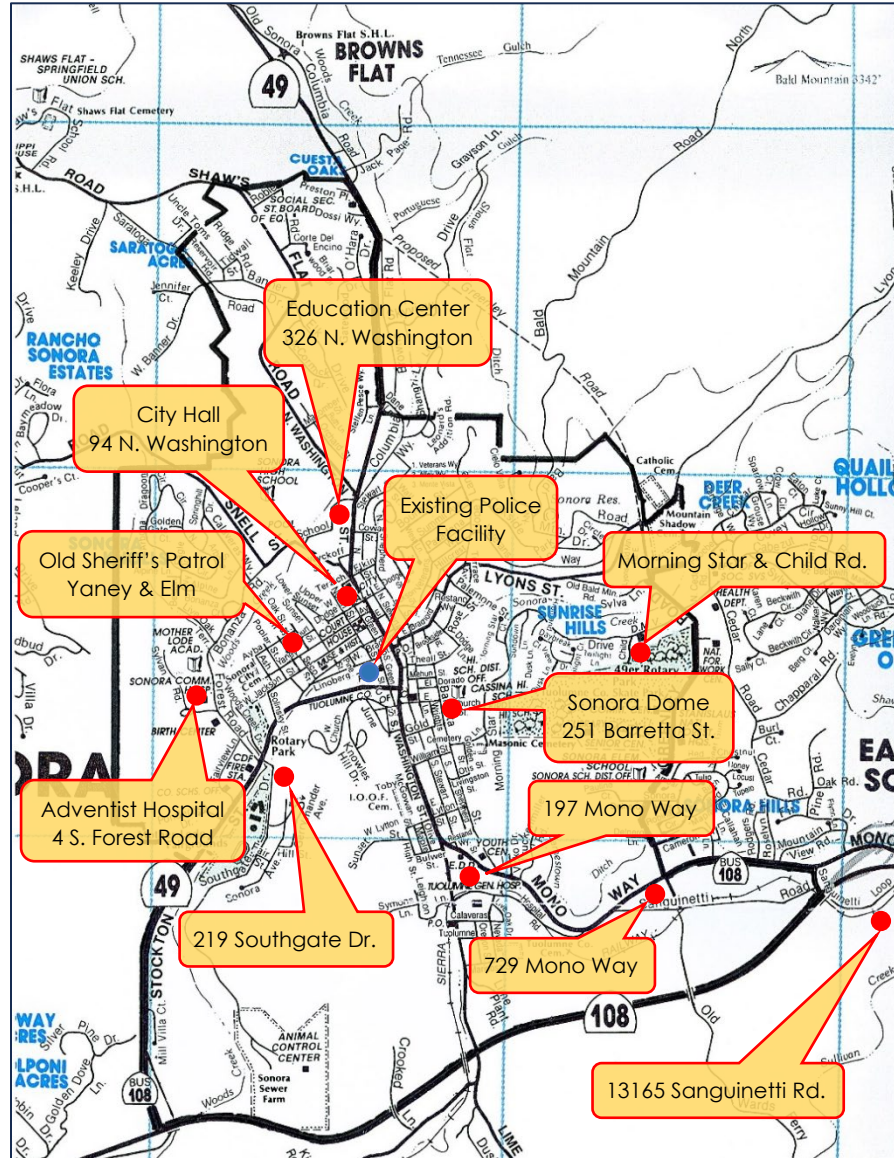
The sites shown on the table and map below were evaluated against the site requirements identified in this document.

Site Address	Owner	Size +/-	Fire Risk	Current Zoning
Education Center 326 N. Washington	City of Sonora		-	RE
City Hall 94 N. Washington	City of Sonora		-	C
219 Southgate Dr.	Private		High	C
Adventist Hospital4 S. Forest Road	Private		-	CO
197 Mono Way	Private		-	C
729 Mono Way	Private		-	CG/C
Morning Star & Child Rd.	Private		High	PD/R-3
Old Sheriff's Patrol Yaney & Elm	Tuolumne County		High	R-2
Sonora Dome 251 Barretta St.	Sonora Union High School District		-	R-1
13165 Sanguinetti	Private		High	SOI

Zoning Legend

C	Commercial	CG	General Commercial
CO	Tourist and Administrative	RE	Residential Estates
R-1	Single Family Residential	R-2	Limited Multifamily Residential
R-3	Multifamily Residential	SOI	Sphere of Influence

City of Sonora Site Planning



Site Selection Criteria

In selecting the most important criteria for site selection both qualitative and quantitative measures were developed. From a qualitative perspective the following seven criteria were evaluated for each site test fit.

1. Proximity – Centrally located with multiple egress points to allow for quick response times. Accessible to the public and partnering agencies.
2. Security – Protection from natural and human caused hazards.
3. City Owned – Leased locations do not support long-term sustainability.
4. Opportunity for expansion.



5. Infrastructure/Utilities – On-site or contiguous utility access to include cell-tower connectivity.
6. Zoning Considerations – A location that does not prevent commercial opportunities. No restrictions for height, noise, setbacks.
7. Community Impact – An area supported by residents and businesses.

Each site was evaluated for each of these seven criteria and the result of this evaluation is shown on the Site Suitability score shown for each site. The scoring is based on the following scale:

- 0 – Not compliant
- 1 – Could comply with difficulty
- 2 – Could comply easily
- 3 – Compliant

The maximum score for a site is 21 points and sites scoring below 14 points are not considered suitable for development.

Right Sizing the Site

While the space list identifies the individual spaces and overall size of the building, identifying the approximate size the site needs to be to support police operations relies more on previous experience and analysis of current and future need.

During space planning minimum requirements for parking, storage, K-9 training activities, animal control, and outdoor recreation and wellness were developed. The table below shows these requirements:

Site Requirements		
Function	Total Area	Comments
Exterior Requirements		
Public Parking	8,050	8 spaces current, plan for 20 public parking spaces + 3 spaces for on-duty vehicles.
Secure Parking	11,250	24 vehicles current, plan for 28-30 vehicles + (1) DUI trailer, (2) radar trailers + (1) side by side
Patio/BBQ Area	2,500	Provide area for 50 people, BBQ (propane), serving tables
K-9 Training Area	1,200	Fenced exercise area and small training area. Provide water connection.
Vehicle Wash	500	Covered area (carport style) with drain, hoses, storage for supplies
Maintenance Garage Bay	500	Enclosed heated area with room for one vehicle and storage for misc. equipment and tools.
Large Evidence Storage	1,000	Covered or garage area with heat for large items, include area for vehicle storage until processed.

In addition to developing project specific exterior requirements, Vanir also researched newly constructed or in design police facility and has identified the following recent examples:



- City of San Pablo – 2 story, 42,000 sf, 2.26-acre site
- City of El Centro – 2 story, 44,000 sf, 2-acre site
- City of Campbell – 2 story, 24,000 sf, 2-acre site
- City of Los Banos – 1 story, 32,000 sf, 3.67-acre site

While these example Police facilities are larger than the Sonora Police facility (approximately 16,000 sf) it's important to note that most of them are two stories, reducing their footprint on the site to a similar size as the potential police facility project. Based on these examples and sample site plan tests, we have determined that a site of 2 to 2-1/2 acres is needed to support a new police facility.

Design Considerations

The site design for new City police facilities should include several guiding principles and best practices to help achieve a facility that is safe, efficient, and representative of the goals and aspirations of the community. Please see the Space Needs Assessment section of this report for a discussion of the unique requirements for Essential Services Buildings.

Site Planning

1. Landscaping design elements that are attractive and welcoming can enhance security. For example, plants can deter unwanted entry; ponds and fountains can block vehicle access; and site grading can also limit access.
2. Orient public/visitor entry to promote effective wayfinding and easy access.
3. Limit pedestrian and vehicle cross-traffic wherever possible.
4. Develop sites to accommodate City vehicular access to buildings while allowing traffic flow for public, staff, and emergency access to all sides of the building.
5. Building entrances shall be designed to make it impossible for cars to drive up and into the lobby. Barriers to vehicle access should be visually as unobtrusive as possible to pedestrians.
6. Provide adequate parking for the public, staff, and secure parking for City vehicles.

Security Considerations

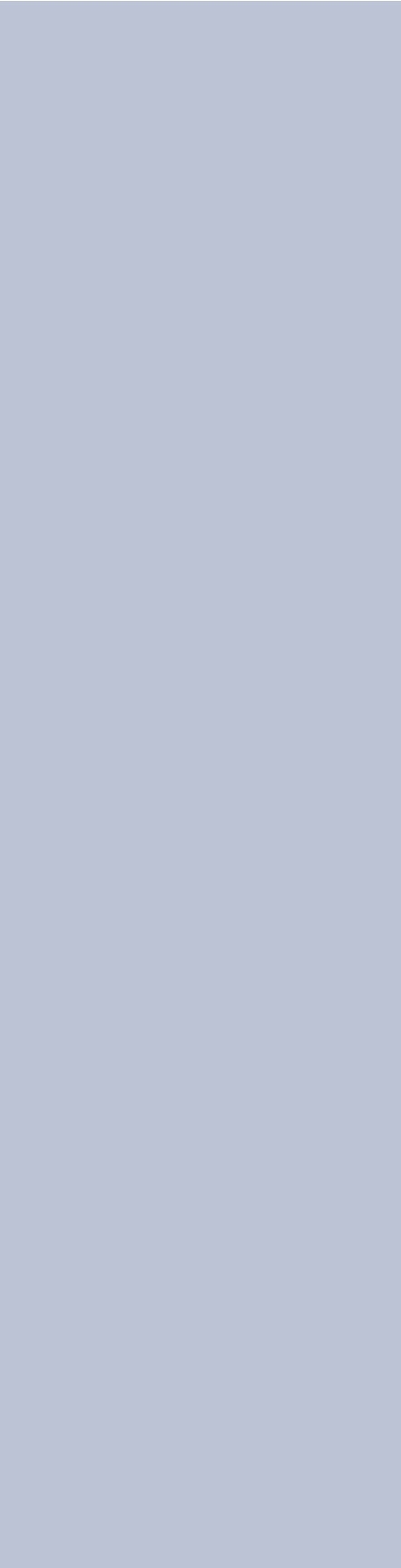
1. Avoid blind spots. Ensure that lines-of-sight from all surveillance locations are clear and free of obstructions.
2. Avoid tight spaces that cause bottlenecks.
3. Consider the use of vision panels indoors to eliminate areas with no visual access.
4. Provide cameras for audio/visual surveillance and recording in public areas.
5. Consider the 3-7 rule. All landscaping around the perimeter of a facility should be no taller than three feet and there should be no foliage from trees below seven feet.
6. Minimize the points of entry into facilities.
7. Wayfinding is important to help prevent unauthorized access into controlled areas of facilities or site.



Conceptual Site Plan

Below is an example conceptual site plan. This site plan shows an outline of the floor plan and includes all required parking, auxiliary buildings, outdoor training areas, public and staff entrances, and fencing. This conceptual site plan is intended as a proof of concept of the size of the site needed to accommodate all programmed space. The layout below is 2.4 acres; a site with an irregular shape, steep slopes, or different proportions may require more site area than this layout.



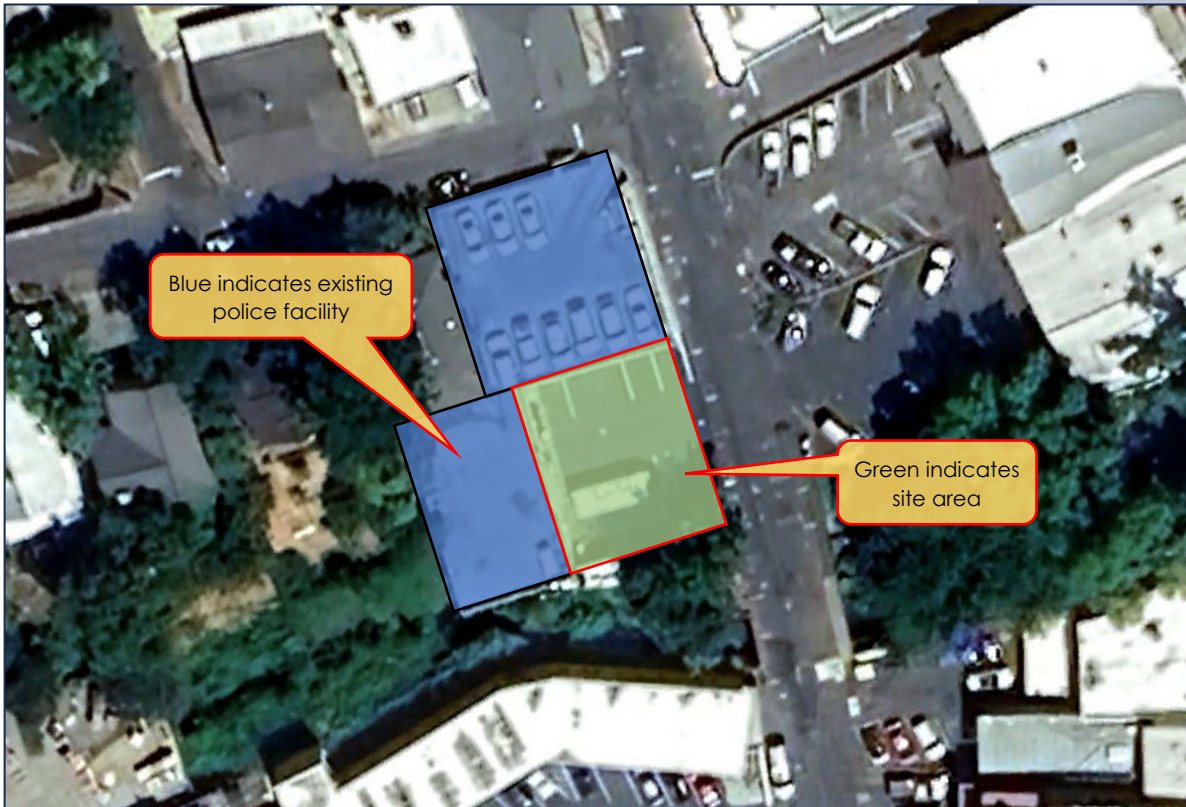


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Existing Police Department Site Conditions

The existing Police Department is located at 100 S. Green Street. The facility consists of a two-story parking garage and a one-story Police Department office. The existing building was constructed up against residential properties on two sides. Site area consists only of approximately 8 parking spaces used by both the public and police vehicles.



The existing police facility and site together consist of approximately 10,175 sf, or a little under a quarter of an acre. The professional office space occupies 2,500 square feet with the remainder dedicated to garage, storage, and uncovered parking.

There are primarily residences to the north and west, while to the south and east is mostly commercial and hotel properties. Sonora Creek runs directly adjacent to the Police Department building. Due to topography, the creek, and the adjacent residence, the only access to the building is from the front. This single point of entry and egress creates operational and security issues. The existing site does not allow for expansion of parking, the flood risk can not be mitigated, the electrical and HVAC systems are insufficient for a modern Department, and expansion cannot be accommodated within the context of the downtown residential / commercial footprint. It is not possible to expand the building upwards by adding a story because the original foundation was only designed for one story. Also, the proximity of the foundation to the creek is concerning because of possible undermining of the foundation from rushing water.



City Owned Site Test Fits

Education Center – 326 N. Washington Street



Education Center

Site Suitability	
Factor	Score
Proximity	2
Security	1
City Owned	3
Expansion	0
Infrastructure	2
Zoning	2
Community Impact	2
Total	12

The Education Center site currently houses Public Works and the empty Education Center and is approximately 1.44 acres. The site is located adjacent to the high school. None of the buildings currently on the site are suitable for re-use for an essential services facility such as a police facility.

Site Suitability Factors

Proximity – Centrally located, W. School St. and SR49 is congested several times a day for school drop off and pick up. Accessible by the public and partner agencies.

Security – Free from most natural hazards but the high school increases risk of human hazards.

City Owned – The property and buildings are owned by the City.



Expansion – The site offers little to no opportunity for expansion.

Infrastructure – The property has good access to utilities and other infrastructure. Utilities may need to be upgraded to support a new police facility.

Zoning – The site is currently zoned RE – Residential Estates and would need a use permit for a police facility.

Community Impact – The site is relatively compatible with the impact of a police facility.

Summary

The site doesn't meet the minimum size requirements; the site is approximately 1.44 acres and the minimum size needed to support the new police facility is 2-2.5 acres. Additionally, the site has some security issues with the high school that will be difficult to mitigate and there is no space for future expansion. Congested roadways due to regional traffic, and school traffic complicate response times to the south of the City without impact to other residential neighborhoods.

This site will not adequately support the development of a new police facility.



City Hall – 94 N. Washington Street



The City Hall/Parking Garage site also includes a small parking lot across N. Green Street. We investigated the possibility of using City Hall as the police facility and the upper parking deck for secure parking.

Proximity – Centrally located, N. Washington St. is frequently congested creating access issues. Accessible by the public and partner agencies.

Security – Free from most natural hazards but the congested downtown area can increase human hazards.

City Owned – The property and buildings are owned by the City.

Expansion – The site offers no opportunity for expansion.

Infrastructure – The property has good access to utilities and other infrastructure. Utilities may need to be upgraded to support a new police facility.

Zoning – The site is currently zoned C – Commercial and would need a use permit for a police facility.

Community Impact – The site is generally compatible with the impact of a police facility

City Hall

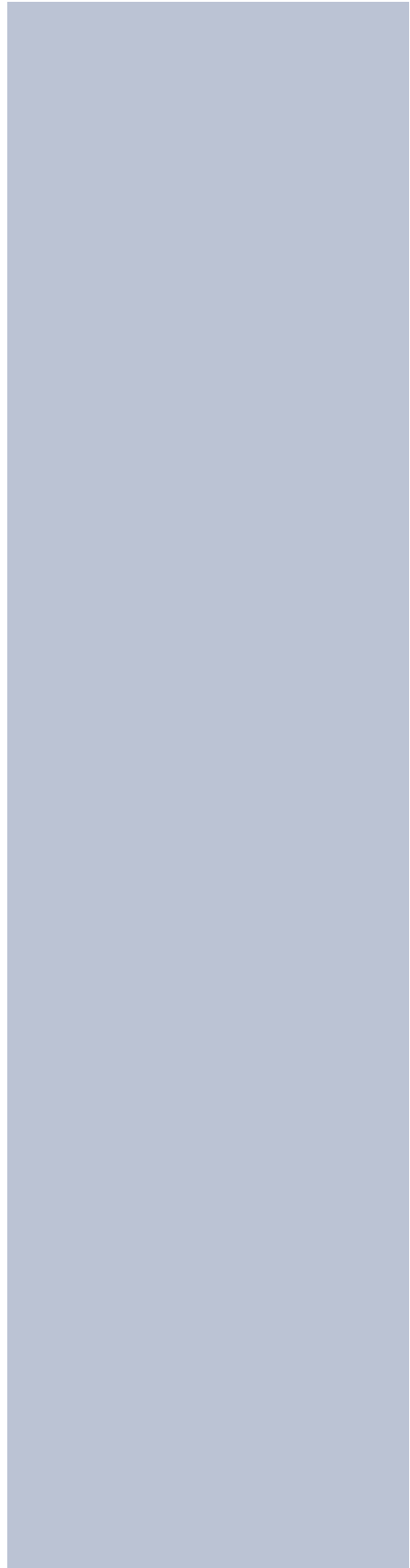
Site Suitability	
Factor	Score
Proximity	1
Security	2
City Owned	3
Expansion	0
Infrastructure	2
Zoning	1
Community Impact	3
Total	12



Summary

The site doesn't meet the minimum size requirements; existing City Hall, the parking garage and lot total approximately 0.5 acres and the minimum size needed to support the new police facility is 2-2.5 acres. Also, existing City Hall is too small accommodate the operations of the Department (9,300 sf vs. 16,000 sf), the upper parking deck is too small to accommodate all police vehicle parking, there is no space to accommodate oversized vehicle parking, K-9 training, and there is no space for future expansion. Also, it is doubtful that existing City Hall can be brought up to current day building codes for an essential services facility.

This site is not appropriate to support the development of a new police facility.





Other Site Test Fits

In addition to looking at City owned sites we also reviewed other potential sites for suitability. The availability the following sites is undetermined currently.

219 Southgate Drive



The area of the existing building (in blue) is approximately 12,000 sf, and the site area in green is another 10-12,000 sf; the building and site together equal about 0.5 acres.

Proximity – Located across the creek from downtown. The bridge across the creek is the only access to the site and the bridge is susceptible to flooding and damage in a seismic event. Accessible by the public and partner agencies.

Security – Access to the site via the bridge over the creek is susceptible to natural hazards and the single means of site access increases the risk of human hazards. Additionally, the site is located in a high fire risk area of the City, per CalFire.

City Owned – The property and buildings are not owned by the City.

Expansion – The site offers no opportunity for expansion.

219 Southgate

Site Suitability	
Factor	Score
Proximity	0
Security	0
City Owned	0
Expansion	0
Infrastructure	1
Zoning	2
Community Impact	3
Total	6



Infrastructure –Utilities may need to be upgraded to support a new police facility.

Zoning – The site is currently zoned C – Commercial and would need a use permit for a police facility.

Community Impact – The site is generally compatible with the impact of a police facility

Summary

The site doesn't meet the minimum size requirements; the existing building and site together total approximately 0.5 acres and the minimum size needed to support the new police facility is 2-2.5 acres. Also, the existing building will not meet the requirements for an essential services facility and would need to be removed. The site is too small to accommodate all police vehicle parking, public parking, oversize vehicle parking, K-9 training, and there is no space for future expansion. Aside from other shortcomings the only access to the site via the bridge over the creek is a major security risk.

This site is not appropriate to support the development of a new police facility.

Adventist Hospital – 4 S. Forest Road



The area of the existing building (in blue) is approximately 15,600 sf, and the site area in green is approximately 1 acre. The building and site together add up to approximately 1.3 acres.

Proximity – Located on the west side of town the site has reasonable access to downtown on 49 and multiple ways to access the site.

Security – The site is well located to avoid most natural and human caused hazards.

City Owned – The property and buildings are not owned by the City.

Expansion – The site offers no opportunity for expansion.

Infrastructure – Utilities may need to be upgraded to support a new police facility.

Zoning – The site is currently zoned CO – Tourist and Administrative and would need a use permit for a police facility.

Community Impact – The site is generally compatible with the impact of a police facility

Adventist - 4 S. Forest

Site Suitability	
Factor	Score
Proximity	2
Security	3
City Owned	0
Expansion	0
Infrastructure	2
Zoning	2
Community Impact	3
Total	12



Summary

The site doesn't meet the minimum size requirements; the existing building and site together total approximately 1.4 acres and the minimum size needed to support the new police facility is 2-2.5 acres. Also, the existing building will not meet the requirements for an essential services facility and would need to be removed. The site is too small to accommodate all police vehicle parking, public parking, oversize vehicle parking, K-9 training, and there is no space for future expansion.

This site is not appropriate to support the development of a new police facility.



197 Mono Way



Green indicates site area

Existing building

The existing building is approximately 9,000 sf and the site area shown in green is approximately 1.15 acres for a total site area of 1.35 acres. The site could potentially work with a two-story building, but it would be very tight.

Proximity – Located on the south side of the City, the site has good access to all parts of town and multiple ways to access the site. Accessible by the public and partner agencies.

Security – The site is well located to avoid most natural and human caused hazards.

City Owned – The property and buildings are not owned by the City.

Expansion – The site offers no opportunity for expansion.

Infrastructure – Utilities may need to be upgraded to support a new police facility.

Zoning – The site is currently zoned C – Commercial and would need a use permit for a police facility.

197 Mono Way

Site Suitability	
Factor	Score
Proximity	3
Security	2
City Owned	0
Expansion	0
Infrastructure	3
Zoning	1
Community Impact	2
Total	11



Community Impact – The site is generally compatible with the impact of a police facility

Summary

The site doesn't meet the minimum size requirements; the existing building and site together total approximately 1.35 acres and the minimum size needed to support the new police facility is 2-2.5 acres. Also, the existing building will not meet the requirements for an essential services facility and would need to be removed. The site is too small to accommodate all police vehicle parking, public parking, oversize vehicle parking, K-9 training, and there is no space for future expansion.

This site is not sized appropriately to support the development of a new police facility.



729 Mono Way



The total site area, including the existing building, is approximately 1.15 acres. The site is in a heavily commercial district. There is some land adjacent to the west of the property that PG&E has performed hazardous materials abatement; the area could potentially become available in the future.

Proximity – Located on the south side of the City, the site has good access to all parts of town and multiple ways to access the site. Accessible by the public and partner agencies.

Security – The site is well located to avoid most natural and human caused hazards.

City Owned – The property and buildings are not owned by the City.

Expansion – The site offers no opportunity for expansion.

Infrastructure – Utilities should be available to support a new police facility.

Zoning – The site is currently zoned C – Commercial and CG – General Commercial and would need a use permit for a police facility.

Community Impact – The site is generally compatible with the impact of a police facility however this site is located in a prime commercial location.

729 Mono Way

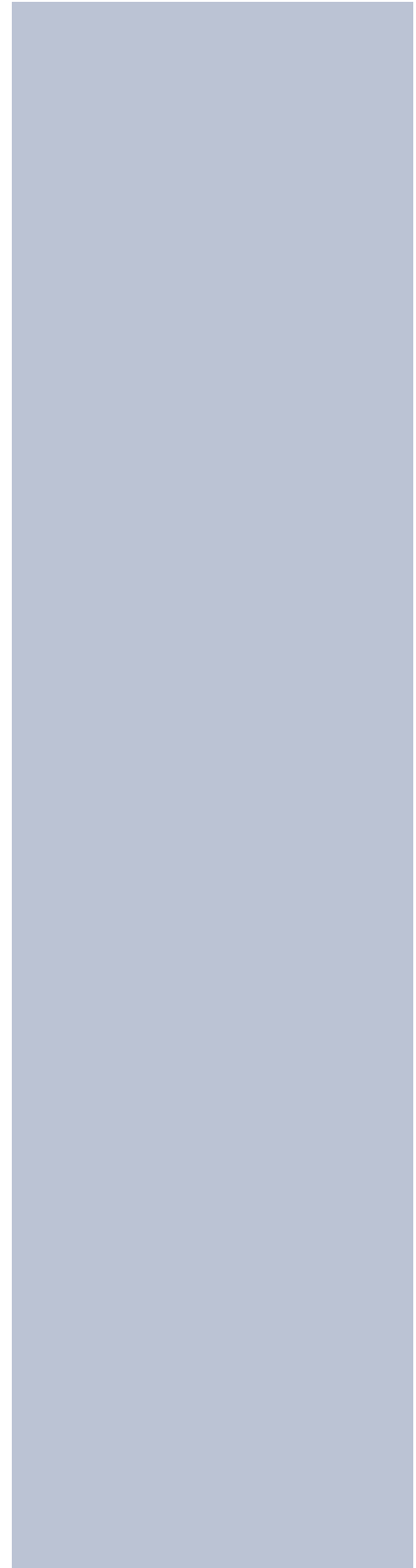
Site Suitability	
Factor	Score
Proximity	3
Security	2
City Owned	0
Expansion	0
Infrastructure	3
Zoning	1
Community Impact	2
Total	11



Summary

The site doesn't meet the minimum size requirements; the existing building and site together total approximately 1.15 acres and the minimum size needed to support the new police facility is 2-2.5 acres. Also, the existing building will not meet the requirements for an essential services facility and would need to be removed. The site is too small to accommodate all police vehicle parking, public parking, oversize vehicle parking, K-9 training, and there is no space for future expansion. If the site included the neighboring PG&E yard, the area may large enough to accommodate a new police facility. The City should consider the loss of valuable retail and commercial space when locating an essential services building.

This site is not sized appropriately to support the development of a new police facility.





Morning Star Drive and Child Road



Blue indicates size of new police facility

Green indicates site area

The site area shown in yellow is 2 to 2-1/2 acres; the building in blue represents a one-story police facility. The site is in an area with other public services such as the Department of Motor Vehicles offices as well as medical offices.

Proximity – Located on the west side of the City, the site has good access to all parts of town via Morning Star and multiple ways to access the site. Accessible by the public and partner agencies.

Security – The site is well located to avoid most natural and human caused hazards. Per CalFire, the site is in a high fire risk area of the City.

City Owned – The property and buildings are not owned by the City.

Expansion – The site offers opportunity for expansion.

Infrastructure – Utilities should be available but may need to be upgraded to support a new police facility.

Zoning – The site is currently zoned PD/R-3 – Multifamily Residential and would need a use permit for a police facility.

Morning Star & Child

Site Suitability	
Factor	Score
Proximity	3
Security	2
City Owned	0
Expansion	3
Infrastructure	2
Zoning	3
Community Impact	2
Total	15



Community Impact – The immediate site area is generally compatible with the impact of a police facility. It is noted there are residential areas that police vehicles will be operating in and traveling through regularly.

Summary

The site meets the minimum size requirements; the site totals approximately 2.25 acres and meets the minimum size of 2-2.5 acres. There are no existing buildings on the site. The site has adequate area to accommodate all police vehicle parking, public parking, oversize vehicle parking, K-9 training, and there is area for future expansion.

This site is sized appropriately and could support the development of a new police facility.



Old Sheriff's Patrol Building – Yaney, Elm, W. Jackson



The site area shown in green is owned by Tuolumne County has been used for Sheriff Patrol and Detective Operations in the past. The site is approximately 0.6 acres. The site is located in downtown Sonora. The study area included Seco Street on the assumption that the street could be abandoned, if necessary.

Proximity – Located in downtown, the site has good access to all parts of town and multiple ways to access the site. Accessible by the public and partner agencies.

Security – The site is reasonable located to avoid many natural and human caused hazards. Per CalFire, the site is in a high fire risk area.

City Owned – The property and buildings are not owned by the City.

Expansion – The site offers no opportunity for expansion.

Infrastructure – Utilities should be available to support a new police facility.

Zoning – The site is currently zoned R-2 – Limited Multifamily Residential and would need a use permit for a police facility.

Community Impact – The site is surrounded by residential development and may not be compatible with a police facility.

Yaney & Elm

Site Suitability	
Factor	Score
Proximity	3
Security	1
City Owned	0
Expansion	0
Infrastructure	2
Zoning	1
Community Impact	0
Total	7



Summary

The site doesn't meet the minimum size requirements; the existing buildings and site together total approximately 0.6 acres and the minimum size needed to support the new police facility is 2-2.5 acres. Also, the existing buildings will not meet the requirements for an essential services facility and would need to be removed. The site is far too small to accommodate all police vehicle parking, public parking, oversize vehicle parking, K-9 training, and there is no space for future expansion.

This site is not sized or located appropriately to support the development of a new police facility.



Sonora Dome – 251 S. Barretta



Sonora Dome

Site Suitability	
Factor	Score
Proximity	1
Security	2
City Owned	0
Expansion	0
Infrastructure	1
Zoning	2
Community Impact	3
Total	9

The team looked at the possibility of using part of the Sonora Dome site, currently owned by the Sonora Union High School District. In particular, the team assessed the flat area of the site consisting of the parking lot, area with portables, and one of the existing school buildings. The area shown in green is approximately 1 acre and the existing building (in blue) is about 7,000 sf.

Proximity – Located in downtown, the site has access to all parts of town and multiple ways to access the site, however, access is through narrow and congested residential streets. Accessible by the public and partner agencies.

Security – The site is reasonably located to avoid many natural and human caused hazards.



City Owned – The property and buildings are not owned by the City.

Expansion – The site offers no opportunity for expansion.

Infrastructure – Utilities will need to be upgraded to support a new police facility.

Zoning – The site is currently zoned R-1 – Single Family Residential and would need a use permit for a police facility.

Community Impact – The site is surrounded by residential development, narrow streets, and may not be compatible with a police facility.

Summary

The site doesn't meet the minimum size requirements; the existing building and site together total approximately 1 acre and the minimum size needed to support the new police facility is 2-2.5 acres. Also, the existing building is too small to house a new police facility and the building would need to be upgraded to meet the requirements for an essential services facility. The site is too small to accommodate all police vehicle parking, public parking, oversize vehicle parking, K-9 training, and there is no space for future expansion. Additionally, response times would be hindered due to the narrow streets and residential neighborhood.

This site is not sized or located appropriately to support the development of a new police facility.



13165 Sanguinetti Road



This site is located outside of the City limits but within the City's Sphere of Influence.

Proximity – Located just outside the City limits, the site has good access to the City via 108 and is located close to the Sheriff's facilities and the Superior Court. Accessible by the public and partner agencies.

Security – The site is well located to avoid most natural and human caused hazards. Per CalFire, the site is located in a high fire risk area.

City Owned – The property and buildings are not owned by the City.

Expansion – The site offers ample opportunity for expansion.

Infrastructure – Utilities will need to be upgraded to support a new police facility.

Zoning – The site is located outside of the City limits, but in the Sphere of Influence. The site will need to be annexed into the City prior to development. The site is located in a relatively undeveloped area just

13165 Sanguinetti

Site Suitability	
Factor	Score
Proximity	2
Security	2
City Owned	0
Expansion	3
Infrastructure	1
Zoning	3
Community Impact	3
Total	14



outside the City limits. There are no residences in the immediate area with only industrial and heavy commercial uses in the vicinity. The site is well located to avoid impacts to residents or other businesses.

Community Impact – Impacts to residents and other businesses should be minimal based on the site location.

Summary

The site exceeds the minimum size requirements; the existing building and site together total approximately 7.1 acres with the minimum size needed to support the new police facility is 2-2.5 acres. The existing buildings would need to be removed because they will not meet the requirements for an essential services facility. The site is large enough to accommodate all police vehicle parking, public parking, oversize vehicle parking, K-9 training with ample space for future expansion. Some areas of the site may have slopes that are unbuildable and there is the potential of hazardous materials on site due to the current site use.

This site is sized and located appropriately to support the development of a new police facility.

Test Fit Conclusions

The table below shows the results of each site test fit.

Site Suitability Scorecard

	Proximity	Security	City Owned	Expansion	Infrastructure	Zoning	Community Impact	Total Points	Minimum site size?
Education Center	2	1	3	0	2	2	2	12	N
City Hall	1	2	3	0	2	1	3	12	N
219 Southgate	0	0	0	0	1	2	3	6	N
Adventist - 4 S. Forest	2	3	0	0	2	2	3	12	N
197 Mono Way	3	2	0	0	3	1	2	11	N
729 Mono Way	3	2	0	0	3	1	2	11	N
Morning Star & Child	3	2	0	3	2	3	2	15	Y
Yaney & Elm	3	1	0	0	2	1	0	7	N
Sonora Dome	1	2	0	0	1	2	3	9	N
13165 Sanguinetti	2	2	0	3	1	3	3	14	Y

Of the ten sites that were evaluated as test fits for the new police facility only two sites met the minimum criteria score of 14 points and met the minimum site size of 2 to 2-1/2 acres. These two sites are highlighted in red above. There are currently no City owned sites that could be suitable for development of a new police facility.